

FOR SALE OR LEASE

3,500 - 12,500 SF MULTI-USE COMPLEX

800 West Grand - Escondido, CA 92025



Building A



Building B



Building C

The subject property consists of three (3) freestanding buildings totaling approximately 12,500 square feet located on approximately 1.04 acres of land. The approximate size of each building is as follows:

- **BUILDING A:** 3,572 SF showroom/warehouse facility
Fully leased
- **BUILDING B:** 3,240 SF (Divisible) 80% improved Flex facility - **Vacant/Available**
- **BUILDING C:** 5,688 SF 100% improved/climate controlled showroom/warehouse facility
Vacant/Available

ADDITIONAL PROPERTY ATTRIBUTES:

- Downtown Escondido-Gateway District
- Neighbor to sprinter rail
- Located between 2 major thoroughfares
- Major building signage & monument signage available
- S-P Zoning-Allows for a variety of uses: office, Medical, retail, showroom, entertainment and residential over Commercial mixed use development
- Excellent redevelopment opportunity
- Superior location within 2 blocks of Interstate 15
- 1.04 Acre Lot
- Close proximity to major retail amenities

Isaac Little
(760) 929-7862
ilittle@lee-associates.com

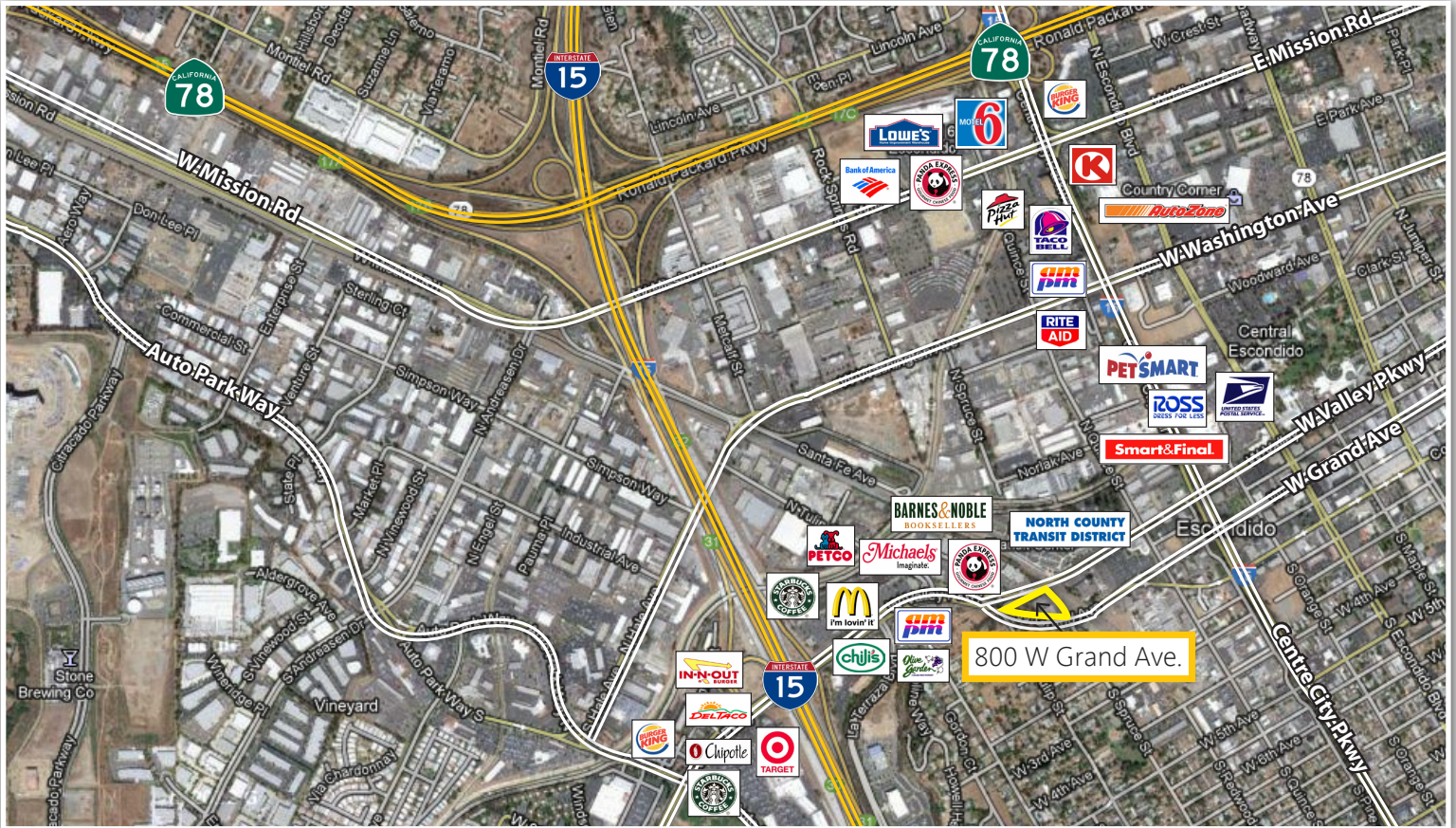
Marko Dragovic
(760) 929-7839
mdragovic@lee-associates.com

Ryan Litrich
Principal

See next page for availability, pricing & floor plans

FOR SALE OR LEASE

3,500 - 12,500 SF MULTI-USE COMPLEX



For More Info Please Contact:

Isaac Little
(760) 929-7862
ilittle@lee-associates.com

Marko Dragovic
(760) 929-7839
mdragovic@lee-associates.com

Ryan Litrich
Principal

FOR SALE OR LEASE

3,500 - 12,500 SF MULTI-USE COMPLEX



Aerial Map



Current Availability

Building	Size	% Improved	Base Rent	CAM Fee	Availability	Comments
800 W Grand Ave - Buildings A, B and C						
Building A	3,572 SF	50%	-	-	100% Leased	Freestanding building occupied by a flooring showroom company
Building B	3,240 SF Divisible	80%	\$0.85/SF	TBD	Vacant On JX130 Lockbox	Freestanding highly improved flex building with multiple offices, conference room, 3 restrooms/shower and small warehouse
Building C	5,688 SF	100%	\$0.79/SF	TBD	Vacant On JX130 Lockbox	Freestanding 100% HVAC improved building. Open floor plan with high ceilings, break room, restrooms, and small fenced in parking in rear of building. Excellent layout for showroom, recreational uses, etc.

Purchase Price:

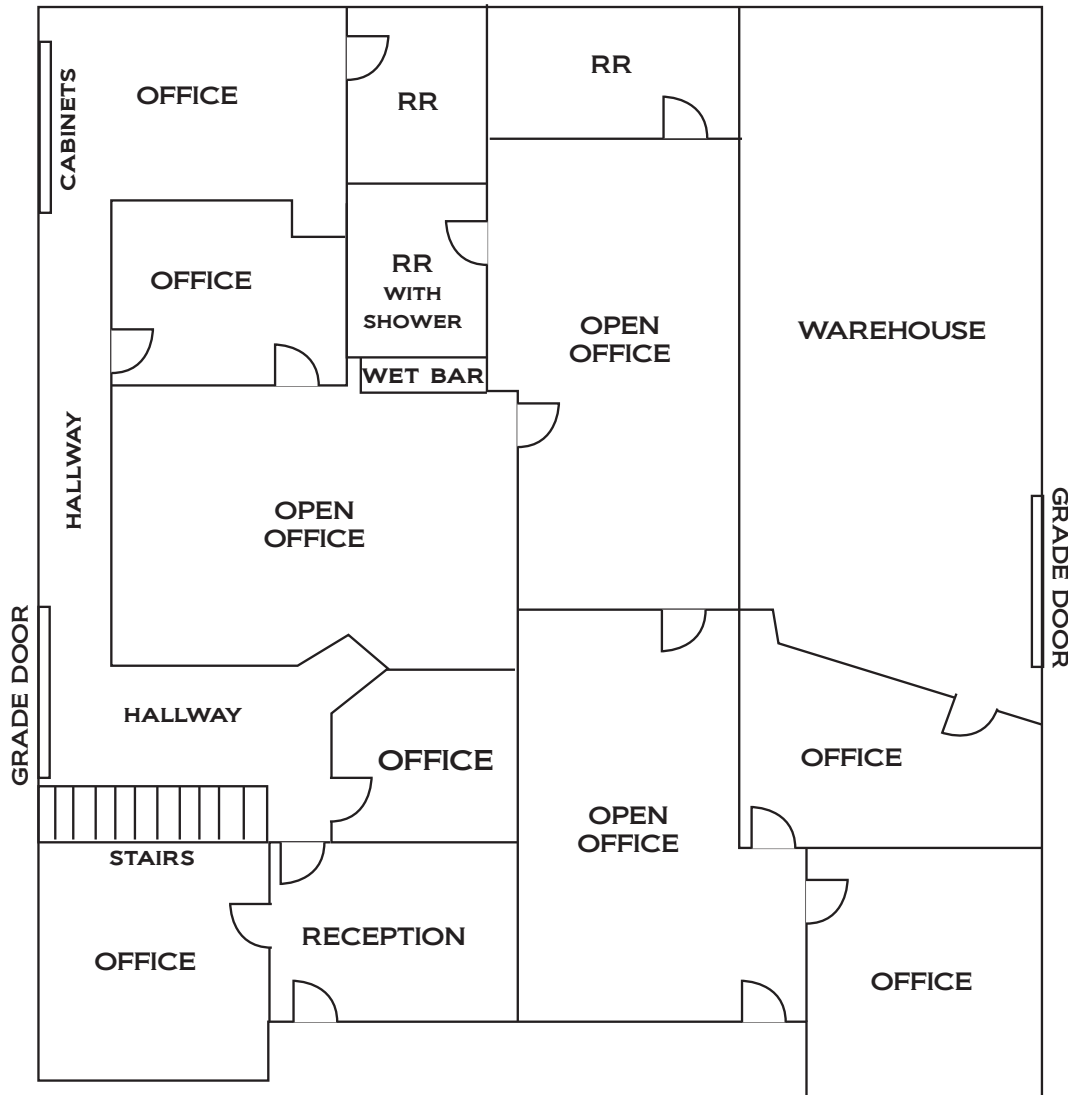
For Buildings A-C (12,500 SF): \$1,650,000

FOR SALE OR LEASE

3,500 - 12,500 SF MULTI-USE COMPLEX



Building B - Floor Plan



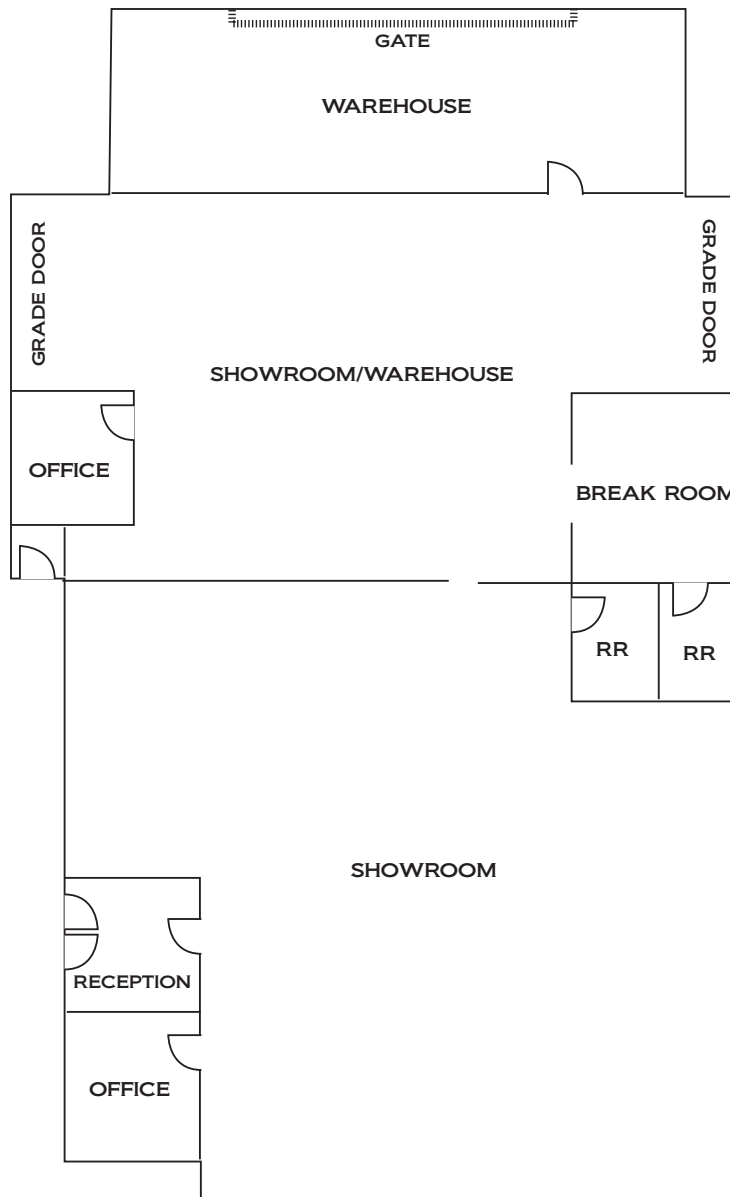
Building	Size	% Improved	Base Rent	CAM Fee	Availability	Comments
800 W Grand Ave - Building B						
Building B	3,240 SF Divisible	80%	\$0.85/SF	TBD	Vacant On JX130 Lockbox	Freestanding highly improved flex building with multiple offices, conference room, 3 restrooms/ shower and small warehouse

FOR SALE OR LEASE

3,500 - 12,500 SF MULTI-USE COMPLEX



Building C - Floor Plan



Building	Size	% Improved	Base Rent	CAM Fee	Availability	Comments
800 W Grand Ave - Building C						
Building C	5,688 SF	100%	\$0.79/SF	TBD	Vacant On JX130 Lockbox	Freestanding 100% HVAC improved building. Open floor plan with high ceilings, break room, restrooms, and small fenced in parking in rear of building. Excellent layout for showroom, recreational uses, etc.